**1 IDENTIFICATION**

Name of Property: Dr. William Bardsley House

Address: 517 Park Ave

City, County: Park City, Summit County, Utah

Current Owner Name: LEE TIMOTHY L

Current Owner Address: PO BOX 1402, PARK CITY, UT 84060-1402

Legal Description (include acreage): LOTS 3-4-5 BLK 5 PARK CITY SURVEY (LESS N’LY 5.5 FT OF LOT 5 BLK 5 PARK CITY SURVEY) BAL 0.12 ACRES; Acres 0.04

**2 STATUS/USE**

<table>
<thead>
<tr>
<th>Property Category</th>
<th>Evaluation</th>
<th>Reconstruction</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ building(s), main</td>
<td>☑ Landmark Site</td>
<td>Date:</td>
<td>Original Use: Residential</td>
</tr>
<tr>
<td>☑ building(s), detached</td>
<td>☑ Significant Site</td>
<td>Permit #:</td>
<td>Current Use: Residential</td>
</tr>
<tr>
<td>☑ structure(s)</td>
<td>☑ Not Historic</td>
<td>☑ Full ☑ Partial</td>
<td></td>
</tr>
</tbody>
</table>

*National Register of Historic Places: ☐ ineligible ☑ eligible
☑ listed (date: 5/26/1994 - Mining Boom Era Residences Thematic District)

**3 DOCUMENTATION**

Photos: Dates

- ☑ tax photo:
- ☑ prints:
- ☑ historic: c.

Research Sources (check all sources consulted, whether useful or not)

- ☑ abstract of title
- ☑ city/county histories
- ☑ personal interviews
- ☑ original building permit
- ☑ Utah Hist. Research Center
- ☑ sewer permit
- ☑ USHS Preservation Files
- ☑ Sanborn Maps
- ☑ USHS Architects File
- ☑ city directories/gazetteers
- ☑ LDS Family History Library
- ☑ census records
- ☑ Park City Hist. Soc/Museum
- ☑ biographical encyclopedias
- ☑ other:
- ☑ newspaper

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.


**4 ARCHITECTURAL DESCRIPTION & INTEGRITY**

Building Type and/or Style: T/L cottage type

No. Stories: 1

Additions: ☐ none ☑ minor ☐ major (describe below)

Alterations: ☐ none ☑ minor ☐ major (describe below)

Number of associated outbuildings and/or structures: ☐ accessory building(s), # _____; ☐ structure(s), # _____.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008
General Condition of Exterior Materials:

☐ Good (Well maintained with no serious problems apparent.)

☐ Fair (Some problems are apparent. Describe the problems.):

☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

☐ Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: Stone retaining wall.

Foundation: Stone.

Walls: Drop siding.

Roof: Cross-wing roof form sheathed in asphalt shingles.


Essential Historical Form: ☑ Retains  ☐ Does Not Retain, due to:

Location: ☑ Original Location  ☐ Moved (date __________) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates—known or estimated—when alterations were made): The 1 ½-story frame T/L cottage had been altered, but in 1993-94 it was substantially rehabilitated and its integrity was restored (see National Register of Historic Places Registration Form, 1994).

Setting (The physical environment—natural or manmade—of a historic site. Describe the setting and how it has changed over time.): The setting remains as described in the National Register nomination and as seen in earlier photographs. The only significant alteration to the setting is the addition of a garage beneath the living area on the north side of the house, but it is minor and does not affect the site's original character.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era.

This site was listed on the National Register of Historic Places in 1994 as part of the Park City Mining Boom Era Residences Thematic District. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: ☑ Not Known  ☐ Known: (source: )  

Builder: ☑ Not Known  ☐ Known: (source: )  

Date of Construction: c. 1888

1 National Register nomination.
The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. **Historic Era:**
   - **Settlement & Mining Boom Era (1868-1893)**
   - **Mature Mining Era (1894-1930)**
   - **Mining Decline & Emergence of Recreation Industry (1931-1962)**

   Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City’s houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state’s largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City’s economic growth and architectural development as a mining community.\(^2\)

2. **Persons** (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. **Architecture** (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

**Photo No. 1:** Northeast oblique. Camera facing southwest, 2008.
**Photo No. 2:** Southeast oblique. Camera facing northwest, 2006.
**Photo No. 3:** Southeast oblique. Camera facing northwest, 1995.
**Photo No. 4:** Multiple photos - NR nomination, 1994.
**Photo No. 5:** Southeast oblique. Camera facing northwest, c. 1970.

\(^2\) From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.
## Building Description

- **Location:**
  - Kind of Bldg.: RES
  - St. No.: 517 Park Ave
  - Type: 1 2 3 4
  - Cost: $2,639
  - Class: 4

- **Stories and Dimensions:**
  - 1 Story
  - Cu. Ft.: 1207
  - Sq. Ft.: 487

- **Carport, Flr., Walls, Cl.:**
  - Description of Buildings
  - Foundation: Stone, Conc.
  - Ext. Walls: 168, Sticks, or Siding
  - Insulation: 142
  - Roof Type: 91
  - Dormers: Small
  - Bays: Small
  - Porches: Front, Rear
  - Metal Awnings: Mtl. Rail
  - Basement Entr.: @
  - Planters: @
  - Cellar-Rent: 3/4, 1/2, 3/4, Full
  - Attic Rooms Fin., Unfin.: 503
  - Plumbing: 850
  - Heat: H.A., Steam
  - Oil: Gas, Coal
  - Air Cond.: @
  - Finish: Fir
  - Floor: Fir
  - Cabinets: 3, Mantels
  - Tile: Wainscot
  - Storm Sash: Wood D.

- **Total Additions:**
  - 2780
  - Current Value: $6,370

- **Year Built and Age:**
  - 1957
  - 57
  - Current Value Adj.: %

- **Remodel Year and Est. Cost:**
  - Garages: Class
  - Size: x
  - Cars: Floor
  - Carport: Factor
  - Size: x
  - Age: Cost:

- **Total Building Value:**
  - $1,331

---

**Serial No. PC 73**
Owners Name

Location

Kind of Bldg. Apt. - St. No. 517 Park Ave

Class 3

<table>
<thead>
<tr>
<th>Stories</th>
<th>Dimensions</th>
<th>Sq. Ft.</th>
<th>Factor</th>
<th>Totals</th>
<th>Totals</th>
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<td>1328</td>
<td></td>
<td>5110</td>
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<tr>
<td>1/2</td>
<td></td>
<td>480</td>
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</table>

Att. Gar. - G.P. x Flr. Walls Cl.

Description of Buildings

<table>
<thead>
<tr>
<th>Description</th>
<th>Additions</th>
<th>Additions</th>
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<tbody>
<tr>
<td>Foundation - Stone</td>
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<tr>
<td>Conc. X Sills</td>
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</tr>
<tr>
<td>Ext. Walls</td>
<td>ASB SHARF (A)</td>
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</tr>
<tr>
<td>Roof Type</td>
<td>Mtl.</td>
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<tr>
<td>Dormers - Small</td>
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<tr>
<td>Med. Large</td>
<td>80</td>
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<tr>
<td>Bays - Small</td>
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<tr>
<td>Med. Large</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Porches - Front</td>
<td>1140 @ 150</td>
<td>216</td>
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<tr>
<td>Rear</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Porch</td>
<td></td>
<td></td>
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<tr>
<td>Windows</td>
<td>Klings 30' @ 125</td>
<td>37</td>
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<tr>
<td>Ext. Base Entry</td>
<td></td>
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<tr>
<td>Circle</td>
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<tr>
<td>Cellar Bsm.</td>
<td>3/4 1/2 1/4 1/2 Full Floor</td>
<td>200</td>
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<tr>
<td>Bsmt. Gar.</td>
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<tr>
<td>Basement-Apt.</td>
<td>3 IN ONE STR. SEC.</td>
<td>375</td>
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<tr>
<td>Rms.</td>
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<tr>
<td>Fin. Rms.</td>
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<tr>
<td>Attic Rooms Fin.</td>
<td>1 Tub 4 Trays</td>
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<tr>
<td>Unfin.</td>
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<td></td>
</tr>
<tr>
<td>Plumbing</td>
<td>4 Basin 4 Sink 4 Toilet 4</td>
<td>320</td>
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<tr>
<td>Wtr. Str.</td>
<td>Shr. St.</td>
<td>550</td>
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<tr>
<td>Shr. Str.</td>
<td>O.T.</td>
<td>370</td>
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<tr>
<td>Dishwasher</td>
<td>Garbage Diap.</td>
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<tr>
<td>Heat - Stove</td>
<td>H.A. FA X HW Stkr. Elec.</td>
<td>762</td>
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<tr>
<td>Oil</td>
<td>Gas Coal Pipeless Radiant</td>
<td>4</td>
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<tr>
<td>Air Cond.</td>
<td>Full Zone</td>
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<tr>
<td>Finish - Fir.</td>
<td>1 Hd. Wd. Panel</td>
<td></td>
</tr>
<tr>
<td>Floor - Fir.</td>
<td>1 Hd. Wd. Other</td>
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<tr>
<td>Cabinets Mantels.</td>
<td></td>
<td></td>
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<tr>
<td>Tile - Walls</td>
<td>Wainscot Floors</td>
<td>90</td>
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<tr>
<td>Storm Sash Wood D. S.</td>
<td>Metal D. 2 S.</td>
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<tr>
<td>Awnings Metal Fiberglass</td>
<td>4 50</td>
<td>PAY 226</td>
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</table>

Total Additions 5001

Year Built 1904 Ave. 1. Replacement Cost 11333

Age 2. Obsolescence

Inf. by Owner Tenant - Neighbor Record Est. Adj. Bid. Value Conv. Factor 1/2

Replacement Cost - 1940 Base 1400

Depreciation Column 2 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value $ |

Appraised 10 - 17 19 By 17 DEC 1968

Appraised 10 By
### RESIDENTIAL OUT BUILDINGS

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<tr>
<th>Age</th>
<th>Size</th>
<th>Area</th>
<th>Factor</th>
<th>Cost</th>
<th>Conv. Fac.</th>
<th>Adj. Cost</th>
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<td>x</td>
<td>.47</td>
<td></td>
<td></td>
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</table>

Garage — Class ___________ Depr. 2% 3%

Cars ___________ Floor ___________ Walls ___________ Roof ___________ Doors ___________

Size ___________ x ___________ Age ___________ Cost ___________ x 47 %

1946 Base Cost ___________ x ___________ % Depr.

Total ___________

### REMARKS

---

TC-74 REV. 61
STATE OF UTAH — STATE TAX COMMISSION
Utah State Historical Society  
Historic Preservation Research Office  
Structure/Site Information Form

<table>
<thead>
<tr>
<th>Street Address:</th>
<th>517 Park Ave.</th>
<th>Plat PCBI, 5 Lot 3-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Structure:</td>
<td></td>
<td>T. R. S.</td>
</tr>
<tr>
<td>Present Owner:</td>
<td>Lowell A. Jr. and Maureen Brown</td>
<td>UTM:</td>
</tr>
<tr>
<td>Owner Address:</td>
<td>P.O. Box, Park City, Utah 84060</td>
<td>Tax #: PC-73</td>
</tr>
</tbody>
</table>

| Original Owner: |  | Construction Date: 1904 |
|----------------|------------------------|
| Original Use: | Residential (possibly remodeled from 1900 dwelling) | Demolition Date: |
| Present Use: |  | Occupants: |
| Single-Family |  | |
| Multi-Family |  | |
| Public |  | |
| Commercial |  | |
| Park |  | |
| Industrial |  | |
| Agricultural |  | |
| Vacant |  | |
| Religious |  | |
| Other |  | |

<table>
<thead>
<tr>
<th>Building Condition:</th>
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<tbody>
<tr>
<td>Excellent</td>
<td>Site</td>
</tr>
<tr>
<td>Good</td>
<td>Ruins</td>
</tr>
<tr>
<td>Deteriorated</td>
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<tr>
<td>Integrity:</td>
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<tr>
<td>Unaltered</td>
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<tr>
<td>Minor Alterations</td>
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<tr>
<td>Major Alterations</td>
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<td>Significant</td>
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<td>Contributory</td>
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<td>Not Contributory</td>
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<td>Intrusion</td>
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<td>Final Register Status:</td>
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<td>National Landmark</td>
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<td>District</td>
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<td>National Register</td>
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<td>Multi-Resource</td>
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<td>State Register</td>
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<td>Thematic</td>
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<td>Date of Photographs:</td>
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<tr>
<td>Views: Front</td>
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</tr>
<tr>
<td>Side</td>
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<tr>
<td>Rear</td>
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<td>Other</td>
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<table>
<thead>
<tr>
<th>Research Sources:</th>
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<tbody>
<tr>
<td>Abstract of Title</td>
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<tr>
<td>Plat Records</td>
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<td>Plat Map</td>
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<td>Tax Card &amp; Photo</td>
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<tr>
<td>Building Permit</td>
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<td>Sewer Permit</td>
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<tr>
<td>Sanborn Maps</td>
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<td>City Directories</td>
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<tr>
<td>Biographical Encyclopedias</td>
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<td>Obituary Index</td>
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<td>County &amp; City Histories</td>
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<td>Personal interviews</td>
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<td>Newspapers</td>
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<td>LDS Church Archives</td>
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<tr>
<td>LDS Genealogical Society</td>
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<td>U of U Library</td>
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<td>BYU Library</td>
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<td>USU Library</td>
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<tr>
<td>SLC Library</td>
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<tr>
<td>Other</td>
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Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.
Sanborn Maps, Park City, Utah, 1889, 1900, 1907.
This frame dwelling has basically two sections, a two story portion to the north, and a one story portion to the south, with attic, having a small dormer facing east. The roof construction is of the gable type. A decorative bay window is located on the two story gable section below two-side-by-side double-hung frame windows with a Greek pediment added to the window detailing. The front windows, and doors have been altered (the latter to accommodate apartments), and the front porch now has an ornamental iron railing.

Sanborn Map sketches:

This contributory structure has retained some significant detailing of construction, and served as the residence of William Bardsley, a long time Park City physician. In 1902 the property was owned by one William D. Donohew; and sold to William J. Bardsley in 1903. The Daly Mining Co. acquired it in 1918, and during the 1930's sold to George Cunningham.

William J. Bardsley served as a Park City physician and surgeon for more than fifty years. He was born in Gunnison, Sanpete County, in 1869; and graduated from the Rush Medical College, Chicago, in 1903. Shortly after he arrived in Park City and became a staff member of the Park City Hospital. He was a WW I vet, and active in Masonic activities. He died June 7, 1959.
United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See Instructions to Users to Complete the National Register of Historic Places Form (National Register Bulletin 105). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property
   historic name Bardsley, Dr. William, House
   other names/site number ________________________________

2. Location
   street & number 517 Park Avenue
   city or town Park City
   state Utah code UT county Summit
   code 043 zip code 84060

3. State/Federal Agency Certification
   As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___ does not meet the National Register criteria. I recommend that this property be considered significant nationally, statewide, or locally. (___ See continuation sheet for additional comments.)

   [Signature]
   4/26/91
   Utah Division of State History, Office of Historic Preservation
   State or Federal agency and bureau

   In my opinion, the property ___ meets ___ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

   [Signature]
   Date
   State or Federal agency and bureau

4. National Park Service Certification
   I hereby certify that this property is:
   ✔ entered in the National Register.
   ___ determined eligible for the National Register.
   ___ determined not eligible for the National Register.
   ___ removed from the National Register.
   ___ other, (explain:)

   [Signature of the favorite person]
   5/24/91
   Entered in the National Register
5. Classification

Ownership of Property (Check as many boxes as apply)
- [X] Private
- [ ] Public-local
- [ ] Public-State
- [ ] Public-Federal

Category of Property (Check only one box)
- [X] Building(s)
- [ ] District
- [ ] Site
- [ ] Structure
- [ ] Object

Number of Resources within Property
(Do not include previously listed resources in the count)

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<thead>
<tr>
<th>Contributing</th>
<th>Noncontributing</th>
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<tr>
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<td>0 structures</td>
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<tr>
<td></td>
<td>0 objects</td>
</tr>
<tr>
<td></td>
<td>Total</td>
</tr>
</tbody>
</table>

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

- [ ] Residences of Mining Boom Era Park City

6. Function or Use

Historic Functions
(Enter categories from instructions)
- [ ] Domestic / single dwelling

Current Functions
(Enter categories from instructions)
- [ ] Domestic / multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)
- [ ] Late Victorian
- Other: vernacular cross-wing

Materials
(Enter categories from instructions)
- Foundation: stone (veneer)
- Walls: weatherboard
- Roof: asphalt (composition shingles)

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

- [X] See continuation sheet(s) for Section No. 7
8. Statement of Significance

Applicable National Register Criteria
(Mark "x" on one or more lines for the criteria qualifying the property for National Register listing.)

X A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

X C Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" on all that apply.)

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE

SOCIAL HISTORY

Period of Significance
c.1888-1929

Significant Dates
c.1888

Significant Person
(Complete if Criterion B is marked above)
N/A

Cultural Affiliation
N/A

Architect/Builder
Unknown

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

X See continuation sheet(s) for Section No. 8

Previous documentation on file (NPS):
preliminary determination of individual listing (36 CFR 67) has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey
recorded by Historic American Engineering Record

Primary location of additional data:
X State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

X See continuation sheet(s) for Section No. 9
10. Geographical Data

Acres of property: less than one acre

UTM References
(Place additional UTM references on a continuation sheet.)

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<th>Northing</th>
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</table>

Verbal Boundary Description
(Describe the boundaries of the property.)

Lots 3, 4 and 5, Block 5, Park City Survey less northerly 5-1/2 feet of lot 5, Block 5, Park City Survey.

Property Tax No. PC 73 (Summit County account no. 24962)

See continuation sheet(s) for Section No. 10

Boundary Justification
(Explain why the boundaries were selected.)

The property boundary completely includes the historic house and is essentially unchanged from the period of significance.

See continuation sheet(s) for Section No. 10

II. Form Prepared By

name/title: Charles Shepherd / Architectural Historian
organization: Utah State Historic Preservation Office
date: March 1994
street & number: 300 Rio Grande
city or town: Salt Lake City

Telephone: (801) 533-3562
State: UT
Zip Code: 84111

Additional Documentation
Submit the following items with the completed form:
- Continuation Sheets
- Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.
  A Sketch map for historic districts and/or properties having large acreage or numerous resources.
- Photographs: Representative black and white photographs of the property.
- Additional items: (Check with the SHPO or FPO for any additional items.)

Property Owner

name: Tim Lee
street & number: P.O. Box 1402
city or town: Park City

Telephone: (801) 649-2630
State: UT
Zip Code: 84060

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Responses to this request are required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 10.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 39127, Washington, DC 20013-9127; and the Office of Management and Budget, Paperwork Reduction Projects [1024-0018], Washington, DC 20503.
Narrative Description

The Dr. William Bardsley House is located on the west (uphill) side of Park Avenue, historically a favored location overlooking Park City's Main Street. Adjacent buildings are typically close on all sides. At the front edge of the property is a historic, but perhaps not original, 3-1/2 foot tall retaining wall built of native stone laid in random ashlar coursing. New retaining walls with random rubble coursed stone veneer flank the driveway to the recently constructed garage beneath the north cross-wing. There are no outbuildings on the site.

The Bardsley House is a frame cross-wing type house. The perpendicular cross-wing (with gable end toward the street) is a full two stories tall. An Italianate style box bay window is located on the front of the cross-wing with paired double hung windows above. The decorative bargeboard in the gable end was salvaged from another historic house but remaining historic attachment marks indicate that an element of similar size and configuration was present historically. The southern wing was originally one story tall but the attic was expanded several decades ago (see Photo No. 2) creating a very unsatisfactory roof condition. Other intrusive alterations (synthetic siding, window and porch alterations, etc.) likely happened at this same time. An extensive rehabilitation in 1993 has corrected the altered configuration of the roofs, re-creating the historic gable form and restoring the porch, basing the porch columns and balustrade on a few minor remaining historic elements and nearby historic models. The ridge is slightly higher to adequately accommodate the apartment located in this former attic space. The porch has been extended slightly to the south to provide additional protection from snow. The repaired historic drop siding, compatible window replacements, and the reconstructed porch and roof contribute to the very successful restoration of the building's historic architectural integrity.

The interior had been significantly altered during previous remodelings. The recent rehabilitation removed many non-original partitions, lowered ceilings, and incompatible features and sensitively added baths, kitchens and closets to accommodate the four apartments now in the building. The new basement contains a garage, a mechanical room and storage space. There are two rental units on both the main and upper levels. The historic stairway was carefully restored in the central hallway space. A brass rail was installed on the second level above the historic balustrade to meet code requirements. Original doors were restored and reused in many locations. Again, the 1993 project has greatly improved the integrity of the interior of the building.
Narrative Statement of Significance

Constructed c.1888, the Dr. William Bardsley House is significant as an example of the residential architecture of Park City, the largest historic metal mining town in Utah. It was one of nearly 150 houses recorded as part of the research for the "Residences of Mining Boom Era Park City" thematic nomination. One hundred four houses in Park City are individually listed in, or have been determined eligible for, the National Register of Historic Places. (A few additional residential, or part-residential, structures are also be included in the Park City Main Street Historic District.) The Bardsley House is significant under Criterion C as it exemplifies the type of house built during the height of mining activity in Park City from 1872 to 1929. As a large example of the T/L cottage (or cross-wing) house type, it represents one of the three major house types in the thematic nomination. It is similar in material (frame), house type (T/L cottage or cross-wing), and stylistic features (vernacular adaptation of the Late Victorian) to most of the historic houses from the period. These common characteristics help define the mining boom era residence in Park City. However, the Bardsley House is somewhat unique in its slightly larger scale and height (perpendicular wings of two and one-half stories compared to typical one story cottages). Under Criterion A, the Bardsley House is significant because of its direct association with Park City's rapid growth between 1872 and the 1929 and as the long-term residence of prominent Park City physicians. The scale and siting of historic houses also document residents' and builders' accommodations to the realities of congested living conditions and limited available land in historic Park City.

The mining community of Park City, located about 35 miles southeast of Salt Lake City, began with the discovery of significant silver and lead deposits in 1869. After one temporary location, the community settled into the lower part of the canyon and began to grow rapidly. The 1880s were years of social transition in Park City. Prior to that time, the town was primarily a spontaneous mining camp, populated by single, often transient men. The 1880s saw an increases in families, stable businesses, and home ownership as the community diversified and matured.

The T/L cottage was most popular in Park City from about 1880 to 1900. Twenty-two percent of the recorded buildings that date from the period of significance are T/L cottages. Seventeen examples (all one story) were included in the original thematic nomination. Besides the basic cross-wing configuration, other characteristic features include the pairing of double hung windows and the rear shed-roofed addition. Most, including the Bardsley House, are constructed of the typical (and quick) 2x4 framing with drop siding, probably produced at a local planing mill. (The first such mill was established in 1881.)

The fact that the northern cross-wing of the Bardsley House is a full two stories while the southern wing is only one and one-half stories is atypical. (The 1889
Sanborn fire insurance map -- the earliest available -- notes the northern portion as one and one-half stories and the southern portion just one story.) While some T/L cottages in Park City have been created by the addition of a perpendicular cross-wing to an existing hall-parlor house, it appears that the Bardsley House was built at one time. In this case, floor plans and construction framing present no evidence for such 'additive' construction of this T/L cottage. While the Bardsley House is larger than the typical miners cottages in the Mining Boom Era thematic nomination, its size reflects the likely prosperity and social position of long-time community physicians.

William J. Bardsley was born in Gunnison, Sanpete County, Utah on 23 December 1869 and graduated from Rush Medical College in Chicago in 1903. Soon thereafter, he arrived in Park City and became a staff member of the Park City Hospital. He later served as a Medical Corps Captain in World War One. He returned to Park City and was an active Mason and a member of the American Legion. He married Marie Boering McCarrol on 5 July 1917 and continued to practice medicine in Park City for over fifty years. He died in Salt Lake City on June 7, 1959.

Bardsley was at least the third or fourth owner of this house. (The date of construction is estimated as 1888 as it first appears on the 1889 Sanborn map.) He purchased it upon his arrival in Park City in 1903 from Dr. William D. Donoher. Donoher had graduated from a medical college in St. Louis and had studied extensively in Europe. He settled in Park City in 1900 and practiced medicine for five years before moving to Salt Lake City. He continued his ear/nose/throat specialty in Salt Lake City until 1934 when he moved to Los Angeles. It is unknown if the house was typically sold from one community physician to a newly arriving doctor, but Bardsley sold the house in 1918 to the Daly Mining Company. Its later historic owners and/or occupants are unknown.

Given the fluctuating, mining-dependent economy of Park City, virtually all historic houses have been altered to adapt to prevailing housing needs. When these changes occurred within the period of significance, they are frequently indistinguishable since the same materials and styles (and perhaps the same builders) were used, and architectural integrity is not diminished. The effort to provide protection from the snow (perhaps 2-300 inches per year) was a common effort with the building of some rear additions encouraged to protect against avalanches.

Perhaps thirty or forty years ago (definitely outside the period of significance), in an effort to create additional rental units, the roof over the southern wing was reconfigured to a near flat slope to the rear (see Photo No. 2). The other major alterations to the building were likely made at this time.

When initially researched in 1983-84 when the thematic nomination was being developed, the Bardsley House was evaluated as non-contributing and ineligible for the National Register. This was due to the loss of architectural integrity caused
by the installation of synthetic siding and alterations to the roof, windows and porch. The 1993 rehabilitation has removed or reversed these problems and the historic architectural character and integrity of the house is once again apparent. While the house now contains four separate apartments, a garage that was carefully added beneath the cross-wing (off-street parking is a rarity in Park City) and a slightly raised ridge line of the south portion (to correct deficiencies in the modified portion), the numerous restorative aspects of the recent project have greatly enhanced the historic character of the building. The historic wood siding was revealed and restored. Non-historic window openings were reconfigured to their historic size and compatible double-hung windows installed. The porch was rebuilt returning the roof to the historic slope and installing compatible columns and balustrade. (The porch was also extended slightly to the south to provide better weather protection. This type of extended, wrap-around porch was a common historic feature on several of the miners' cottages in Park City.) The repair/reconstruction of the roof over the southern wing also returned this roof to a historically-correct gable configuration.

See continuation sheet.
Bibliography


*Salt Lake Tribune*, (obituary of Dr. William D. Donoher), October 13, 1949, p.27.

Sanborn Fire Insurance maps, Park City, Utah, 1889, 1900 and 1907.

Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.


See continuation sheet
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section No. PHOTOS  Page 6  Hardsley, Dr. William, House, Park City, Summit County, UT

Photo No. 1
1. Bardsley, Dr. William, House
2. Park City, Summit County, Utah
3. Photographer: Charles M. Shepherd
4. Date: September 23, 1993
5. Negative on file at Utah SHPO.

Photo No. 2
1. Bardsley, Dr. William, House
2. Park City, Summit County, Utah
3. Photographer: unknown
4. Date: c.1965
5. Negative (copy) on file at Utah SHPO.
6. Tax record photo of south and east elevations of building showing pre-
   rehabilitation condition. Note roof and porch alterations. Camera facing northwest.

Photo No. 3
1. Bardsley, Dr. William, House
2. Park City, Summit County, Utah
3. Photographer: Charles M. Shepherd
4. Date: September 23, 1993
5. Negative on file at Utah SHPO.
6. East (main) and north elevations of building. Camera facing west-southwest.

Photo No. 4
1. Bardsley, Dr. William, House
2. Park City, Summit County, Utah
3. Photographer: Charles M. Shepherd
4. Date: September 23, 1993
5. Negative on file at Utah SHPO.
6. West (rear) and north elevations of building. Camera facing east-southeast.

See continuation sheet
BARDSLEY, DR. WILLIAM, HOUSE
PARK CITY, SUMMIT CO., UTAH
PHOTO #2